

CENTRAL APPROACH

WESTERN APPROACH, J1 M49, BRISTOL, BS35 4GG



**NOW AVAILABLE FOR
IMMEDIATE OCCUPATION**

**TO LET/
FOR SALE**



113,573 SQ FT
(10,551 SQ M)

**NEW DISTRIBUTION
INDUSTRIAL UNIT**

WWW.CENTRALAPPROACH.CO.UK

TD TREBOR
DEVELOPMENTS

HILLWOOD
A PEROT COMPANY®

IN GREAT COMPANY



PRIME LOGISTICS LOCATION

Central Approach is situated in the South West's premier logistics location and it is host to several national and international occupiers. The site is located between Junction 1 of the M48 and Junction 18 of the M5. This well-established distribution and manufacturing park benefits from fast and easy access to the M4 and M5 motorways.

NEW JUNCTION

When works to connect Junction 1 on the M49 are completed, this will deliver direct access into Central Park and Western Approach. This in turn will provide for a faster route onto the national motorway network. Central Approach is within 1 mile and a 3 minute drive of the new junction.

PLANNING

The site is suitable for B1(c), B2, B8 and E(g) iii uses.

CLICK HERE
TO VIEW THE
BUILDING VIDEO

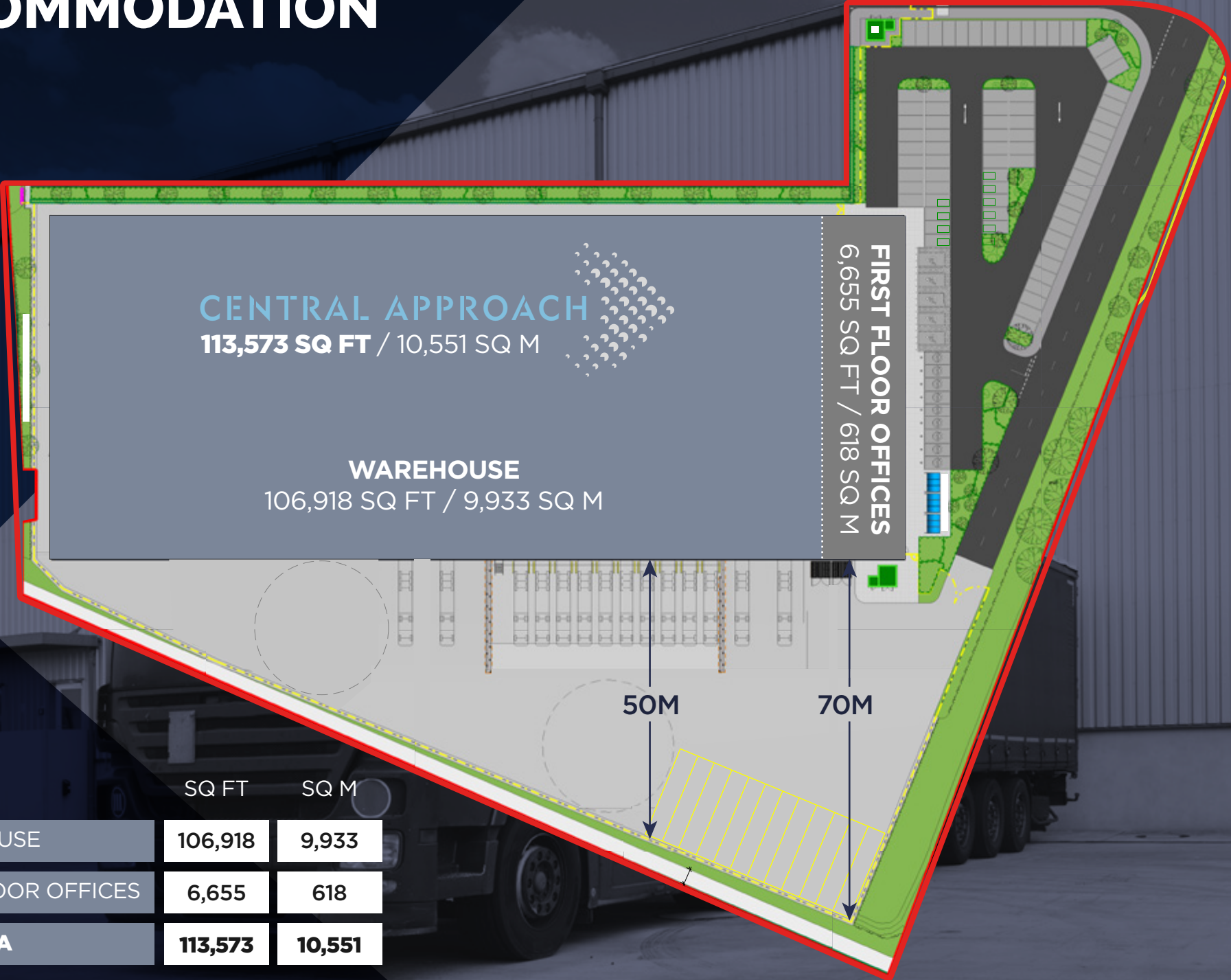
THE SCHEME

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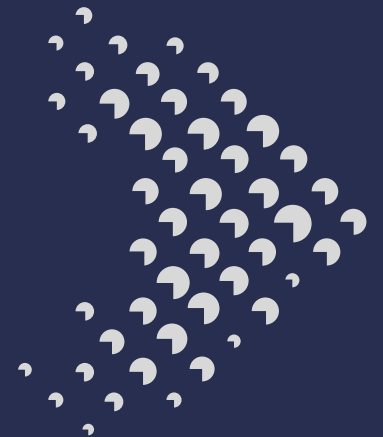
OXFORD
INSTRUMENTS



ACCOMMODATION



	SQ FT	SQ M
WAREHOUSE	106,918	9,933
FIRST FLOOR OFFICES	6,655	618
TOTAL GIA	113,573	10,551



SPECIFICATION



12m eaves height



50 kn/m² floor loading



1 MVA power supply



10 dock level (including 2 euro-docks) and 4 surface level loading doors



Secure self-contained yard with 50-70m depth



12+ HGV parking spaces



Fitted first floor office accommodation



Fibre connectivity



24 cycle spaces and shower facilities



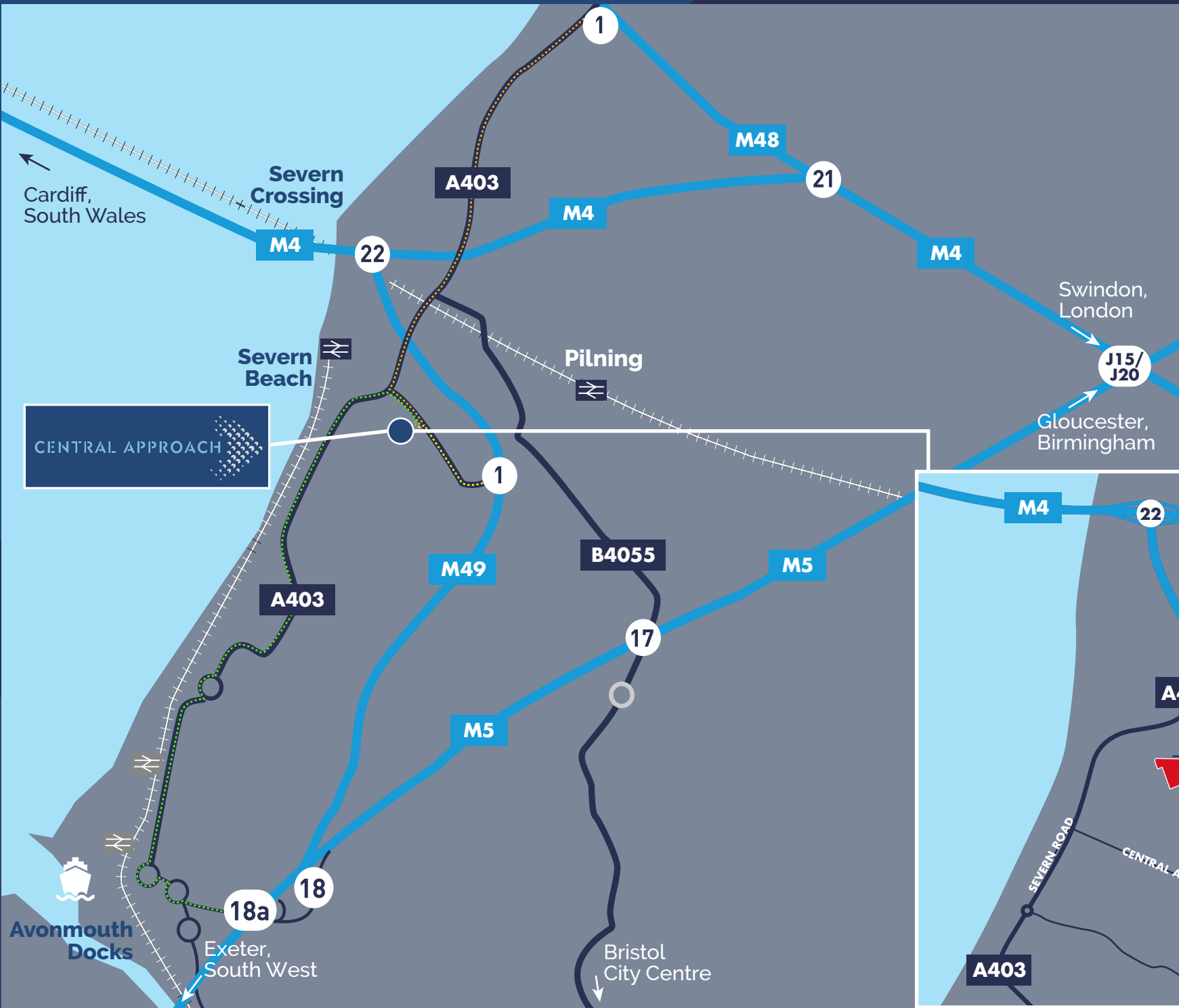
89 car parking spaces including 9 EV charging spaces with ducting for an additional 9



High quality landscaped environment



Energy Performance rating A-15



[VIEW REGIONAL MAP](#)



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FURTHER INFORMATION

Please contact the retained agents:



TOM WATKINS

Tom.Watkins@colliers.com

07917 093167

ALEX VAN DEN BOGERD

Alex.Vandenbogerd@colliers.com

07902 702882

CBRE

0117 943 5757

www.cbre.co.uk

PHILIP CRANSTONE

Philip.Cranstone@cbre.com

07717 587726

ALEX QUICKE

Alex.Quicke@cbre.com

07867 193908

www.centralapproach.co.uk



in FOLLOW TREBOR



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